178.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,600 / 718,600
					USE VALUE:	718,600 / 718,600
					ASSESSED:	718,600 / 718,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AIKEN RYAN & LAURA
Owner 2:	
Owner 3:	
Street 1:	10 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILLER DOROTHY A -
Owner 2:	-
Street 1:	10 VIRGINIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,474 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7474.000	266,900	700	451,000	718,600
Total Card	0.172	266,900	700	451,000	718,600
Total Parcel	0.172	266,900	700	451,000	718,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.24 | /Parcel: 516.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 120728

GIS Ref

GIS Ref

Insp Date 07/11/18

!14000!

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,900	700	7,474.	451,000	718,600	718,600	Year End Roll	12/18/2019
2019	101	FV	225,300	800	7,474.	451,000	677,100	677,100	Year End Roll	1/3/2019
2018	101	FV	225,300	0	7,474.	380,100	605,400	605,400	Year End Roll	12/20/2017
2017	101	FV	225,300	0	7,474.	347,900	573,200	573,200	Year End Roll	1/3/2017
2016	101	FV	225,300	0	7,474.	296,300	521,600	521,600	Year End	1/4/2016
2015	101	FV	209,300	0	7,474.	257,700	467,000	467,000	Year End Roll	12/11/2014
2014	101	FV	209,300	0	7,474.	238,400	447,700	447,700	Year End Roll	12/16/2013
2013	101	FV	209,300	0	7,474.	226,800	436,100	436,100		12/13/2012

PRINT

Date	Time
12/11/20	03:53:11

LAST REV

Date	Time
11/30/20	14:47:31
jorourke	
14000	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER DOROTHY	56740-128		4/15/2011	Change>Sale	429,000	No	No		
	7549-514		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2020	479	Window/S	20,678	C				
8/10/2016	2011	Add Bath	15,000	O				7x9 addit for 3/4
3/17/2015	704	Redo Bat	12,500					Second floor bath
3/12/2015	231	Redo Bat	500					Demo for renovatio
4/3/2013	476	Manual	600	C				
5/5/2011	395	Redo Kit	8,900					

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
6/12/2013	Info Fm Prmt	EMK	Ellen K
7/2/2012	External Ins	BR	B Rossignol
3/13/2009	Inspected	163	PATRIOT
11/12/2008	Measured	345	PATRIOT
12/22/1999	Meas/Inspect	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7474		Sq. Ft.	Site		0	70.	0.86	7									450,955						451,000	

Total AC/HA:	0.17158	Total SF/SM:	7474	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	450,955	Spl Credit		Total:	451,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	blue		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327847
Depreciation:	60980
Depreciated Total:	266868

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

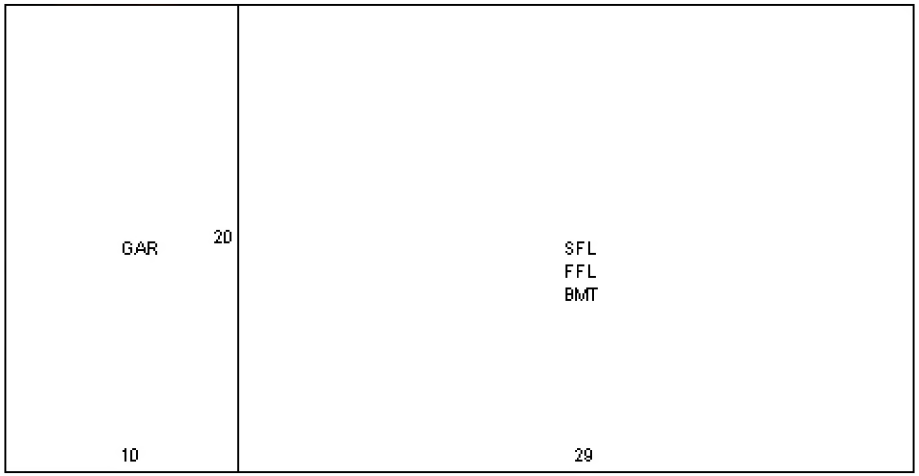
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.73
Special Features:	0	Val/Su Net:	137.58
Final Total:	266900	Val/Su SzAd	230.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	580	57.100	33,118
FFL	First Floor	580	168.730	97,865
SFL	Second Floor	580	168.730	97,865
GAR	Garage	200	27.500	5,499
	Net Sketched Area:	1,940	Total:	234,347
Size Ad	1160	Gross Are	1940	FinArea 1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	15X15	A	AV	2000	3.92	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700